

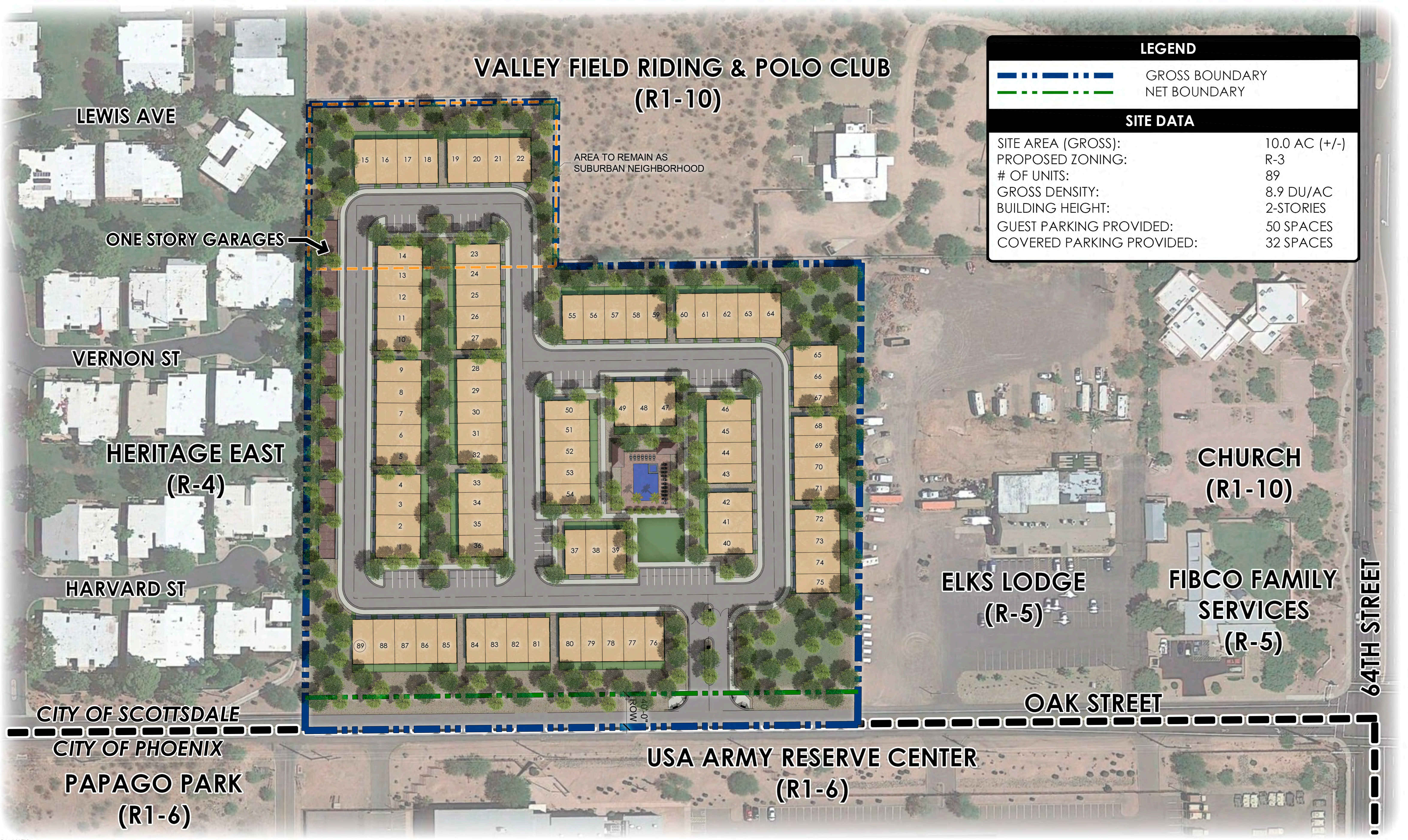


Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



LEGEND

GROSS BOUNDARY

NET BOUNDARY

SITE DATA

SITE AREA (GROSS):

10.0 AC (+/-)

PROPOSED ZONING:

R-3

OF UNITS:

89

GROSS DENSITY:

8.9 DU/AC

BUILDING HEIGHT:

2-STORIES

GUEST PARKING PROVIDED:

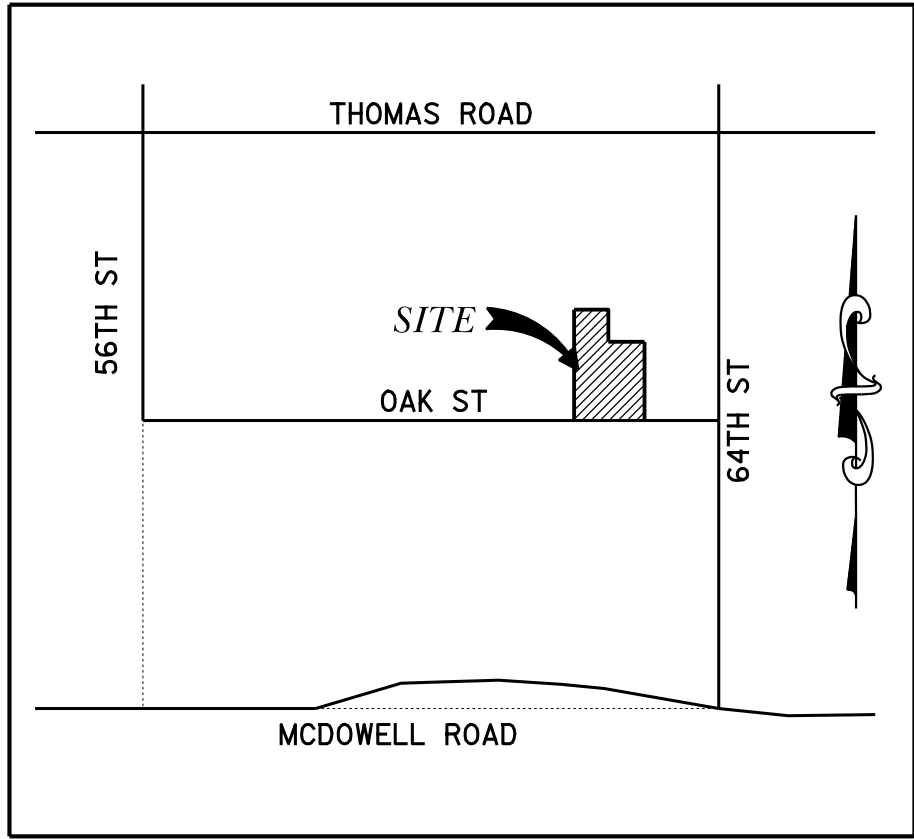
50 SPACES

COVERED PARKING PROVIDED:

32 SPACES

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOCATED IN A PORTION OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

SCHEDULE "B"-SECTION II ITEMS:

- Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- Easements or claims of easements not shown by the public records.
- Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey or inspection of the premises and not shown by the public records.
- Any lien or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- (a) Unpatented mining claims; (b) water rights, claims or title to water, whether or not the matters excepted under (a) or (b) are shown by the public records.
- TAXES and ASSESSMENTS for the second half of 2019, a lien not yet due and payable.
- TAXES and ASSESSMENTS for the full year of 2020, a lien not yet due and payable.
- OBLIGATIONS imposed upon said land by reason of its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding, however, Municipal or County Improvement Districts.
- THE LIABILITIES and OBLIGATIONS imposed upon said land by reason of: (a) its inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land.
- RESERVATIONS, EXCEPTIONS and PROVISIONS contained in the Patent(s) from the United States of America or the State of Arizona or in the Acts authorizing the issuance thereof.
- WATER RIGHTS, claims to water, whether or not shown by public records.
- EASEMENT for telephone and telegraph lines purposes and rights incidental thereto, as set forth in the document recorded in Book 57 of Miscellaneous, Page 283.
(BLANKET IN NATURE)
- EASEMENT for road purposes and rights incidental thereto, as set forth in the document recorded in Book 306 of Deeds, Page 125.
(PLOTTED HEREON)
- EASEMENT for road or highway purposes and rights incidental thereto, as set forth in the document recorded in Docket 4465, Page 283.
(PLOTTED HEREON)
- EASEMENT for none shown purposes and rights incidental thereto, as set forth in the document recorded in Docket 7422, Page 227.
(PLOTTED HEREON)
- TERMS, CONDITIONS AND MATTERS as set forth in the Agreement regarding the abandonment of 62nd Street, recorded in Docket 8576, Page 97.
(AGREEMENT, NOT THE ACTUAL ABANDONMENT)
- ALL MATTERS as set forth in the Resolution by the City of Scottsdale, abandoning and vacating a portion of 62nd Street, recorded in Docket 8681, Page 859.
(PLOTTED HEREON)
- EASEMENT for underground power purposes and rights incidental thereto, as set forth in the document recorded in Docket 9091, Page 152.
(PLOTTED HEREON)
- EASEMENT for waterline purposes and rights incidental thereto, as set forth in the document recorded in Instrument No. Docket 12764, Page 449.
(PLOTTED HEREON)
- EASEMENT for underground power purposes and rights incidental thereto, as set forth in the document recorded in Docket 13326, Page 370.
(PLOTTED HEREON)
- ALL MATTERS as set forth in the Intergovernmental Agreement for the Construction, Operation and Maintenance of the Oak Street Storm Drain Outfall, Phase II, Canal Crossing recorded in Instrument No. 98-1065141.
(AGREEMENT, NOT SURVEY RELATED)
- ALL MATTERS as set forth in the Record of Survey recorded in Book 878 of Maps, Page 37.
(NO NEW EASEMENTS CREATED)
- ALL MATTERS as set forth in the Land Assemblage Map recorded in Book 912 of Maps, Page 46.
(NO NEW EASEMENTS CREATED)
- EASEMENT for telecommunications facilities purposes and rights incidental thereto, as set forth in the document recorded in Instrument No. 2010-1097046.
(BLANKET, NOT PLOTTABLE)

LEGAL DESCRIPTION

PARCEL NO. 1:
That portion of the West half of the South half of the Southeast quarter of the Northeast quarter of Section 33, Township 2 North, Range 4 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
BEGINNING at the intersection of the North line of Oak Street and the East line of North 62nd Street;

Thence Easterly along the North line of Oak Street a distance of 360 feet to a point;

Thence Northerly along a line parallel to the East line of North 62nd Street a distance of 186 feet six inches to a point;

Thence Westerly along a line parallel to the North line of Oak Street a distance of 360 feet to a point along the East line of North 62nd Street;

Thence Southerly along the East line of North 62nd Street a distance of 186 feet six inches to the POINT OF BEGINNING.

PARCEL NO. 2:
The West half of the South half of the Southeast quarter of the Northeast quarter of Section 33, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 100 feet thereof; and

EXCEPT that portion of the West half of the South half of the Southeast quarter of the Northeast quarter of Section 33, Township 2 North, Range 4 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the intersection of the North line of Oak Street and the East line of North 62nd Street;

Thence Easterly along the North line of Oak Street a distance of 360 feet to a point;

Thence Northerly along a line parallel to the East line of North 62nd Street a distance of 186 feet six inches to a point;

Thence Westerly along a line parallel to the North line of Oak Street a distance of 360 feet to a point along the East line of North 62nd Street;

Thence Southerly along the East line of North 62nd Street a distance of 186 feet six inches to the POINT OF BEGINNING.

PARCEL NO. 3:
That portion of the Southeast quarter of the Northeast quarter of Section 33, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Southeast quarter of the Northeast quarter of Section 33;

Thence North 01 degrees 05 minutes 20 seconds East along said West line a distance of 560.41 feet to a point on the South line of the North 100 feet of the South half of the Southeast quarter of Northeast quarter;

Thence South 89 degrees 59 minutes 54 seconds East along the South line of the North 100 feet of the South half of said Southeast quarter of the Northeast quarter, a distance of 60 feet to the POINT OF BEGINNING;

Thence North 01 degrees 05 minutes 20 seconds East a distance of 200.00 feet;

Thence South 89 degrees 59 minutes 54 seconds East a distance of 300.00 feet;

Thence South 01 degrees 05 minutes 20 seconds West a distance of 200.00 feet;

Thence North 89 degrees 59 minutes 54 seconds West a distance of 300.00 feet to the POINT OF BEGINNING;

EXCEPT the East 60.01 feet thereof.

PARCEL NO. 4:
A portion of the Northeast quarter of Section 33, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the East quarter corner of said Section 33;

Thence North 01 degrees 04 minutes 05 seconds East a distance of 660.55 feet;

Thence North 89 degrees 59 minutes 55 seconds West a distance of 1,282.36 feet to the TRUE POINT OF BEGINNING;

Thence North 89 degrees 59 minutes 56 seconds West a distance of 60.01 feet;

Thence North 01 degrees 05 minutes 20 seconds East a distance of 200.00 feet;

Thence South 89 degrees 59 minutes 56 seconds East a distance of 60.01 feet;

Thence South 01 degrees 05 minutes 20 seconds West a distance of 200.00 feet to the TRUE POINT OF BEGINNING.

NOTES

- THIS SURVEY IS BASED ON A POLICY FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE & EASTERN NATIONAL TITLE AGENCY ARIZONA, LLC INSURANCE COMPANY Order No.: AX1625, COMMITMENTDATE: DECEMBER 2, 2019 AT 8:00 A.M.
- THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 4 EAST BEARS SOUTH 00°26'55" WEST PER BOOK 912, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.
- THIS SITE IS LOCATED IN ZONE "X" (SHADED) PER "F.E.M.A." FLOOD MAP NO. 04013C2230L DATED: OCTOBER 16, 2013. ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
- THERE IS A 100-FT DISCREPANCY IN THE LEGAL DESCRIPTION FOR PARCEL 4. THE LEGAL DESCRIPTION PLACES THE PARCEL 100-FT FURTHER NORTH THAN INTENDED LOCATION.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.

ASSESSORS PARCEL NUMBERS

APN 129-24-001E, 002C, 002D, & 003B

ADDRESSES:

PARCEL 1: 6201 E. OAK STREET, SCOTTSDALE, AZ 85257
PARCEL 2: 6300 E. OAK STREET, SCOTTSDALE, AZ 85257

LOT AREA

GROSS AREA = 436,010 SQ. FT. OR 10.009 ACRES MORE OR LESS

NET AREA (LESS OAK STREET HIGHWAY EASEMENT) = 9.39 ACRES MORE OR LESS

REFERENCES

BK. 124, PG. 12
BK. 138, PG. 41
BK. 157, PG. 50
BK. 497, PG. 39
BK. 734, PG. 10
BK. 878, PG. 37
BK. 912, PG. 46
AND BK. 1389, PG. 13 M.C.R.

BENCHMARK

BRASS CAP IN HANDHOLE
AT THE EAST 1/4 COR. SEC. 33

GDACS 24609-2
EL.=1284.45 NAVD '88

EXISTING PARKING

UNCOVERED SPACES: 131
COVERED SPACES: 166
ACCESSIBLE SPACES: 6
TOTAL SPACES: 303

SURVEYORS CERTIFICATION

Certified to: K. Hovnanian Great Western Homes, LLC, an Arizona limited liability company, its successors and/or assigns,

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 8, 10(a), 11, 14, and 16 of Table A contained therein. The field work was completed in January, 2020.

Date: February 11, 2020

JAMES A. LOFTIS, R.L.S.
R.L.S. # 26404



APN 129-24-001E, 002C, 002D, & 003B
SCOTTSDALE, ARIZONA 85257

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

300engineering
civil engineering
surveying
planning

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

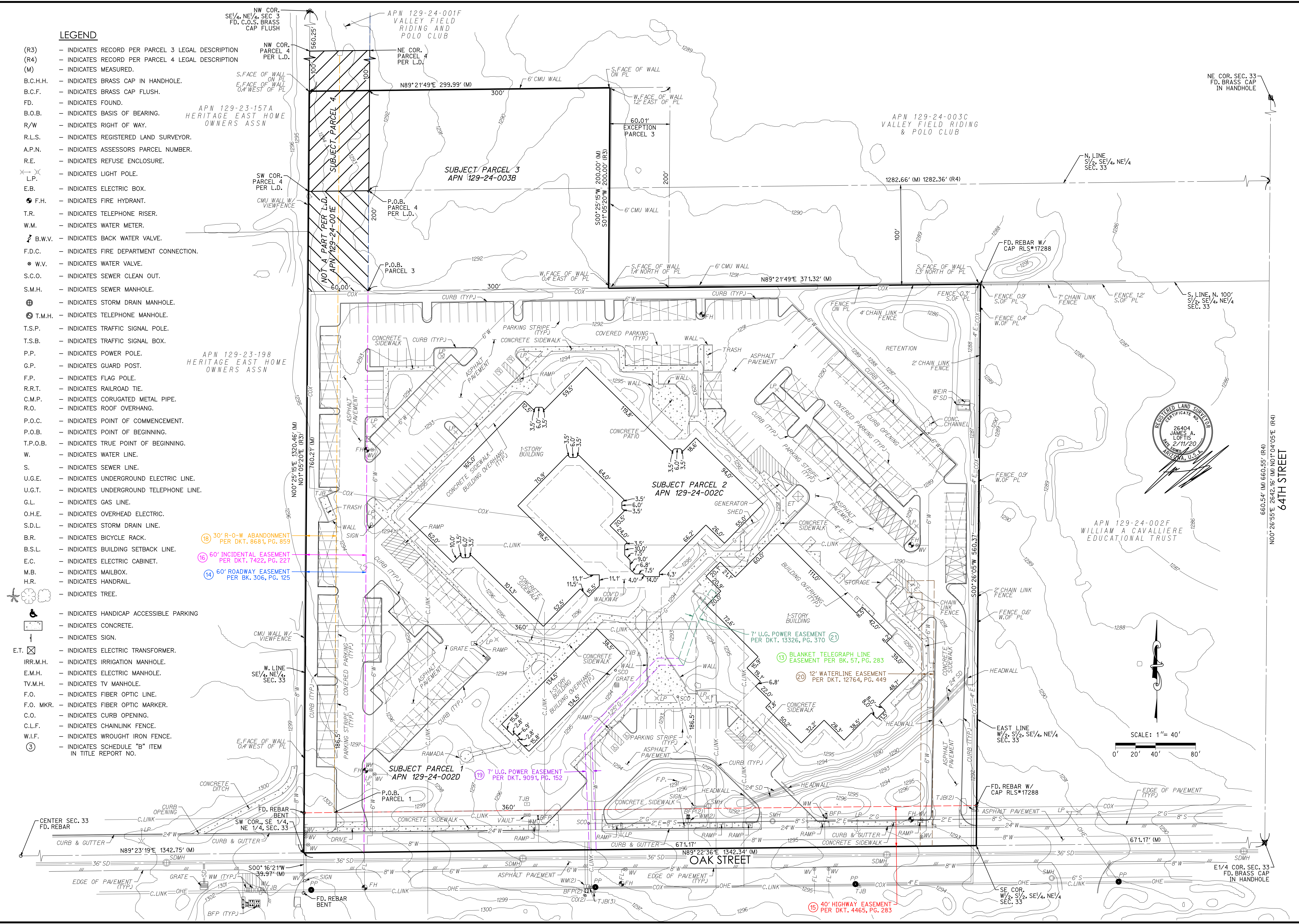
DATE: 02/11/20

PROJECT NO.
5153

SURVEYOR: J. LOFTIS
CAD TECH: J. LOFTIS

SHEET NO.

1 of 2



- LEGEND**
- (R3) - INDICATES RECORD PER PARCEL 3 LEGAL DESCRIPTION
(R4) - INDICATES RECORD PER PARCEL 4 LEGAL DESCRIPTION
(M) - INDICATES MEASURED.
B.C.H.H. - INDICATES BRASS CAP IN HANDHOLE.
B.C.F. - INDICATES BRASS CAP FLUSH.
FD. - INDICATES FOUND.
B.O.B. - INDICATES BASIS OF BEARING.
R/W - INDICATES RIGHT OF WAY.
R.L.S. - INDICATES REGISTERED LAND SURVEYOR.
A.P.N. - INDICATES ASSESSORS PARCEL NUMBER.
R.E. - INDICATES REFUSE ENCLOSURE.
L.P. - INDICATES LIGHT POLE.
E.B. - INDICATES ELECTRIC BOX.
F.H. - INDICATES FIRE HYDRANT.
T.R. - INDICATES TELEPHONE RISER.
W.M. - INDICATES WATER METER.
B.W.V. - INDICATES BACK WATER VALVE.
F.D.C. - INDICATES FIRE DEPARTMENT CONNECTION.
W.V. - INDICATES WATER VALVE.
S.C.O. - INDICATES SEWER CLEAN OUT.
S.M.H. - INDICATES SEWER MANHOLE.
S.D.M. - INDICATES STORM DRAIN MANHOLE.
T.M.H. - INDICATES TELEPHONE MANHOLE.
T.S.P. - INDICATES TRAFFIC SIGNAL POLE.
T.S.B. - INDICATES TRAFFIC SIGNAL BOX.
P.P. - INDICATES POWER POLE.
G.P. - INDICATES GUARD POST.
F.P. - INDICATES FLAG POLE.
R.R.T. - INDICATES RAILROAD TIE.
C.M.P. - INDICATES CORRUGATED METAL PIPE.
R.O. - INDICATES ROOF OVERHANG.
P.O.C. - INDICATES POINT OF COMMENCEMENT.
P.O.B. - INDICATES POINT OF BEGINNING.
T.P.O.B. - INDICATES TRUE POINT OF BEGINNING.
W. - INDICATES WATER LINE.
S. - INDICATES SEWER LINE.
U.G.E. - INDICATES UNDERGROUND ELECTRIC LINE.
U.G.T. - INDICATES UNDERGROUND TELEPHONE LINE.
G.L. - INDICATES GAS LINE.
O.H.E. - INDICATES OVERHEAD ELECTRIC.
S.D.L. - INDICATES STORM DRAIN LINE.
B.R. - INDICATES BICYCLE RACK.
B.S.L. - INDICATES BUILDING SETBACK LINE.
E.C. - INDICATES ELECTRIC CABINET.
M.B. - INDICATES MAILBOX.
H.R. - INDICATES HANDRAIL.
T. - INDICATES TREE.
H.A.P. - INDICATES HANDICAP ACCESSIBLE PARKING.
C. - INDICATES CONCRETE.
S. - INDICATES SIGN.
E.T. - INDICATES ELECTRIC TRANSFORMER.
I.R.R.M.H. - INDICATES IRRIGATION MANHOLE.
E.M.H. - INDICATES ELECTRIC MANHOLE.
T.V.M.H. - INDICATES TV MANHOLE.
F.O. - INDICATES FIBER OPTIC LINE.
F.O. MKR. - INDICATES FIBER OPTIC MARKER.
C.O. - INDICATES CURB OPENING.
C.L.F. - INDICATES CHAINLINK FENCE.
W.I.F. - INDICATES WROUGHT IRON FENCE.
B. - INDICATES SCHEDULE "B" ITEM IN TITLE REPORT NO.

APN 129-24-001E, 002C, 002D, & 003B
SCOTTSDALE, ARIZONA 85257

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

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DATE: 02/11/20
PROJECT NO:
5153
SURVEYOR: J. LOFTIS
CAD TECH: J. LOFTIS
SHEET NO:
2 of 2

7-ZN-2020
4/30/2020

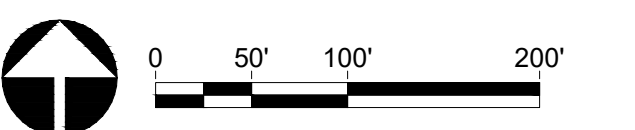


120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanet.com

L:\1900481-64TH & OAK-KHOV6-PLANNING1-CADD6-ZONING481-2H-1ST-CONTEXT AERIAL.dwg 4/20/2020 jshaham

LUNA ON OAK • CONTEXT AERIAL

- 📍 SCOTTSDALE, ARIZONA
- 📅 2020-04-20
- # 19002751
- 👤 CAVAN





120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

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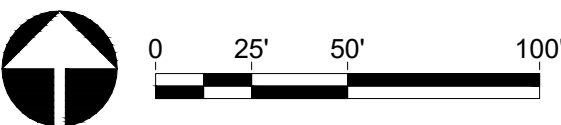
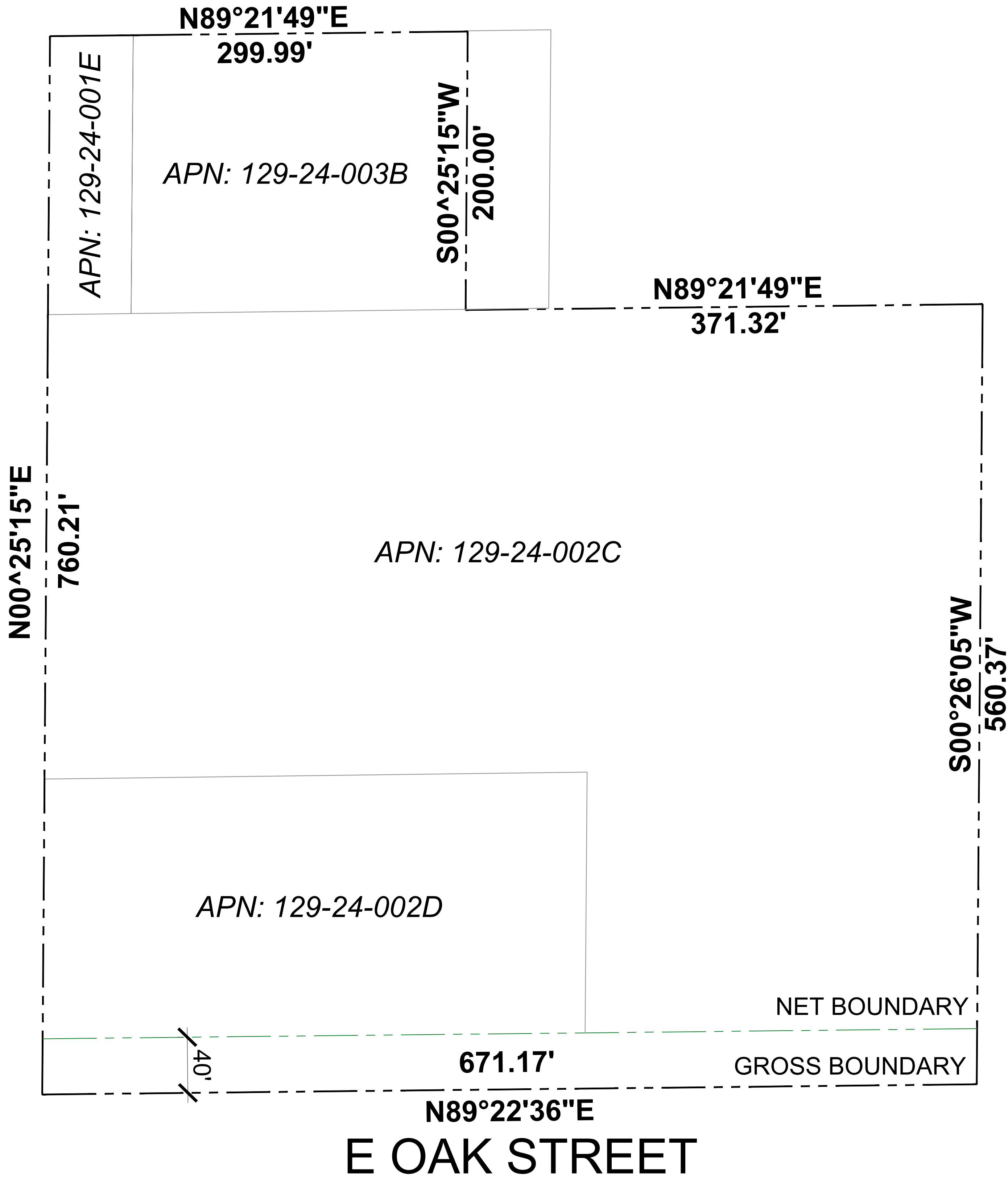
LUNA • DIMENSIONED PLAN

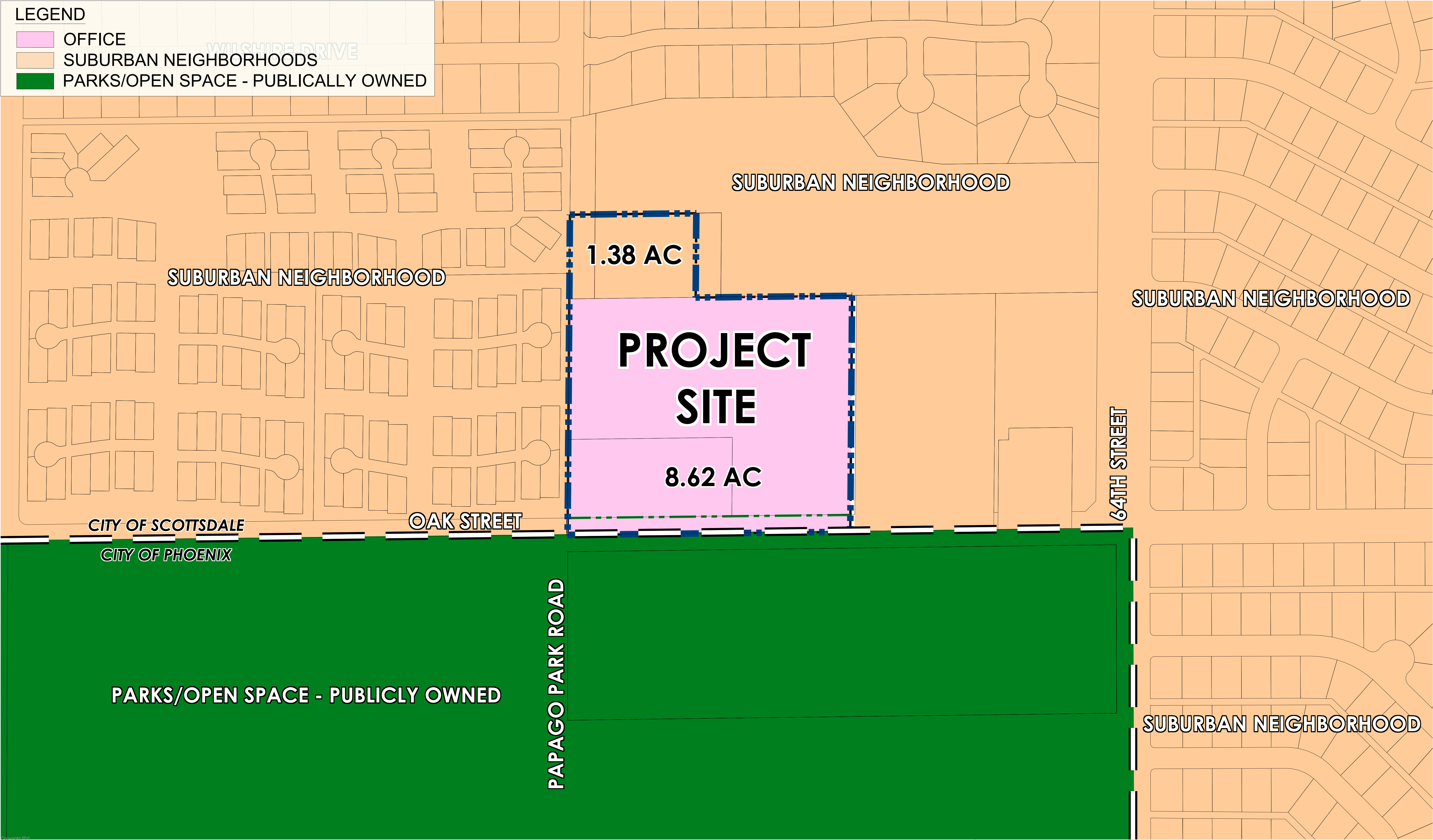
📍 SCOTTSDALE, AZ

📅 2020-04-06

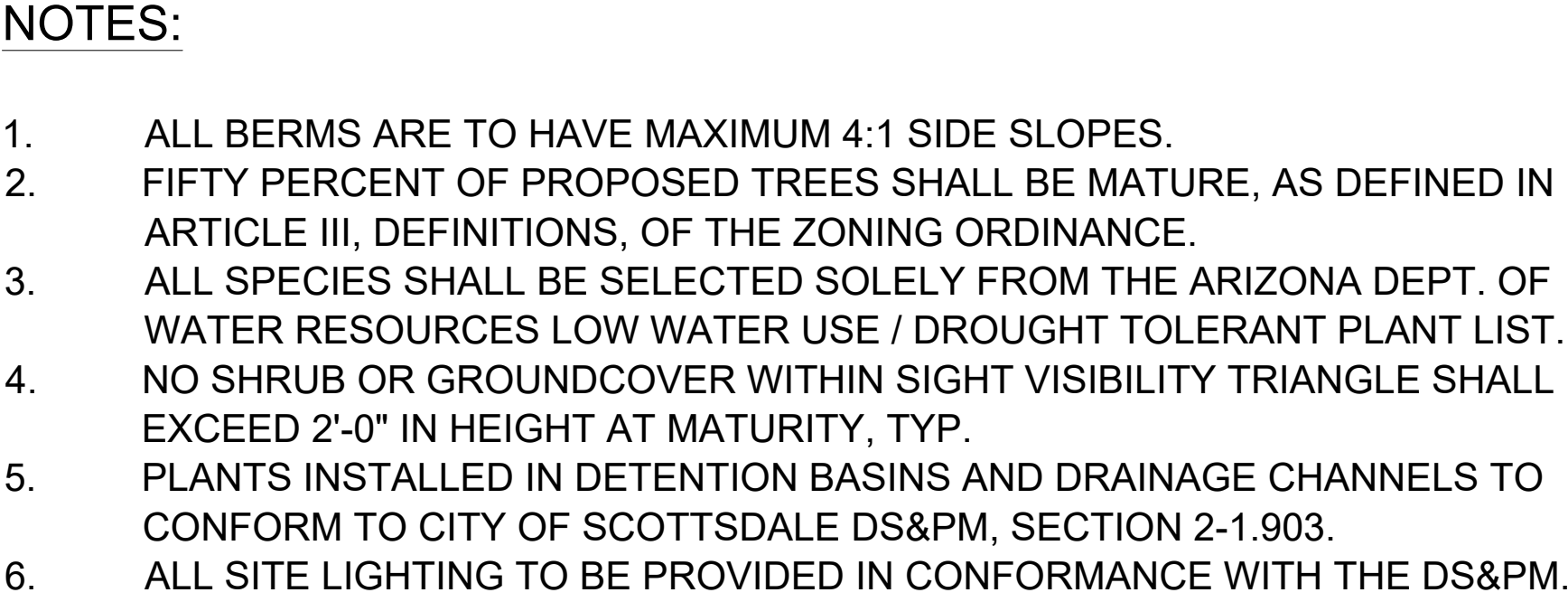
19004481

👤 K HOVNANIAN





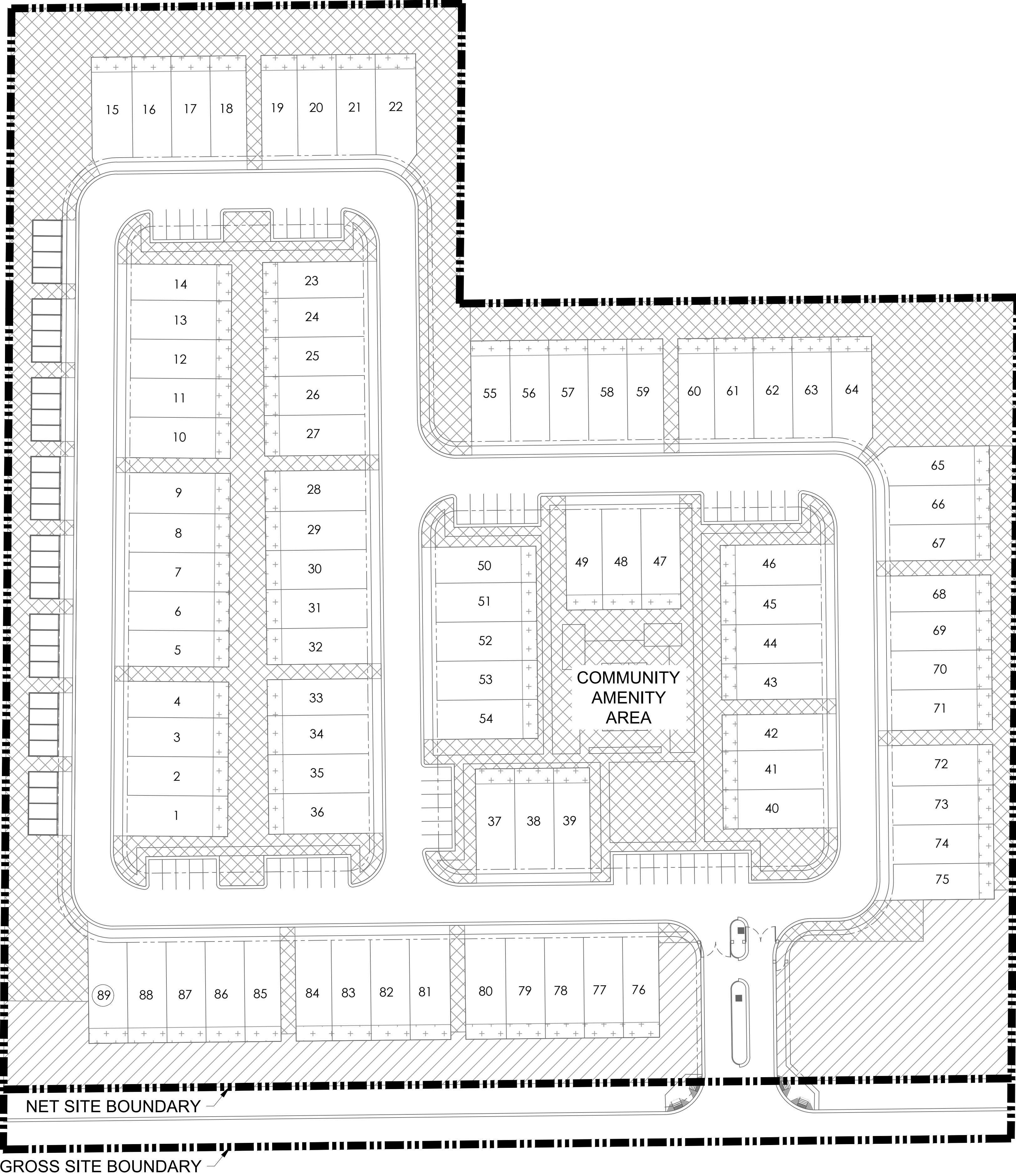




SYMBOL	QTY	MANUFACTURER	CATALOG #	DESCRIPTION	LAMP
	23	WAC LIGHTING	66S1-30-BZ	BOLLARD LIGHT	INTEGRAL LED
	8	WAC LIGHTING	WS-W48620-BZ	WALL SCONCE	INTEGRAL LED
	65'	WAC LIGHTING	8011-30BK	STRIP LIGHT AIMED DOWN	INTEGRAL LED

ENHANCED LANDSCAPE ZONE (25,920 SF)	
TREES	SHRUBS/VINES/ACCENTS
CAESALPINIA CACALACO	ALOE X. 'BLUE ALOE'
CASCALOTE	BLUE ELF ALOE
CAESALPINIA MEXICANA	BOURWLOUA GRACILIS
YELLOW BIRD OF PARADISE	BLUE GRAMA
GROUNDCOVERS	
LANTANA 'NEW GOLD'	HARDENBEGIA VIOLACEA
GOLD LANTANA	PURPLE LILAC VINE
RUPELLIA BRITTONIANA 'KATIE'	HIBISCUS ROSA-SINENSIS
KATIE RUELLIA	CHINESE HIBISCUS
	SETECREASEA PALLIDA
	PURPLE HEART
	TECOMARIA CAPENSIS
	CAPE HONEYSUCKLE (ON TRELLIS)

HOMEOWNERS WILL BE RESPONSIBLE FOR PLANTING, IRRIGATION, AND MAINTENANCE OF THEIR PRIVATE YARDS. LOW-MAINTENANCE, LOW-WATER USE PLANTS WILL BE EMPHASIZED IN ORDER TO CREATE A HIGH QUALITY, WELL-MAINTAINED APPEARANCE IN THESE AREAS, WHICH ARE VISIBLE FROM NEIGHBORING PROPERTIES AND COMMON SPACES.



SITE PLAN DATA

PROJECT DATA ZONING:	R-3
GROSS AREA:	10.0 AC (436,010 SF)
NET AREA:	9.4 AC (409,163 SF)

OPEN SPACE CALCULATIONS:

TOTAL OPEN SPACE REQUIREMENT:	
0.36 x NET AREA (409,163 SF) =	147,299 SF
FRONTAGE OPEN SPACE REQUIREMENT:	
NOT REQUIRED TO EXCEED 50 SF PER 1 LF OF FRONTAGE	
671.18 LF x 50 =	33,559 SF
FRONTAGE OPEN SPACE PROVIDED:	33,559 SF
PRIVATE OPEN SPACE REQUIRED:	
0.1 x FLOOR AREA OF UNIT =	12,118 SF
PRIVATE OPEN SPACE PROVIDED:	22,860 SF
COMMON OPEN SPACE PROVIDED:	116,441 SF
COMMON OPEN SPACE PROVIDED*:	147,745 SF
* INCLUDES FRONTAGE OPEN SPACE	
TOTAL OPEN SPACE PROVIDED:	150,000 SF

LEGEND

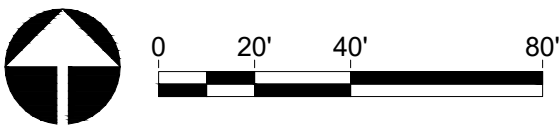
	FRONTAGE OPEN SPACE
	COMMON OPEN SPACE
	PRIVATE OPEN SPACE

Copyright RVI



LUNA ON OAK • OPEN SPACE PLAN

- 📍 SCOTTSDALE, AZ
- 📅 2020-04-08
- # 19004481
- 👤 K HOVNANIAN HOMES



C:\My SecureSync Projects\5000\5153_64th St & Oak\5153pdp01.dgn

NOTES:

1. FIRE HYDRANT SPACING SHALL BE LESS THAN 700-FT AS A FIRE HOSE WOULD BE LAID PER DSPM SECTION 6-1.502
2. THERE WILL BE DEDICATED TO THE CITY OF SCOTTSDALE AND OTHER PUBLIC UTILITY PROVIDERS, AN EASEMENT UPON, ACROSS, OVER, AND UNDER THE SHOWN RIGHT OF WAY, FOR PUBLIC ACCESS INCLUDING EMERGENCY SERVICE TYPE VEHICLES AND PUBLIC UTILITIES ACCESS WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, SANITARY SEWER, AND REFUSE COLLECTION.
3. THE PROPERTY OWNERS' ASSOCIATION IS RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY OF THE TRACTS, INCLUDING MAINTENANCE OF ALL APPURTENANCES, I.E. STREETLIGHTS, SIGNS, LANDSCAPE, ECT.
4. A KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVED AT ALL GATED ENTRY LOCATION, PER FIRE ORDINANCE 4283-503.6.1.
5. EXISTING WATER AND FIRELINE NOT USED SHALL BE ABANDONED AT THE MAIN BY THE CONTRACTOR.
6. EXISTING SEWER LINES OR SERVICE NOT USED WILL BE REMOVED TO THE MAIN/MH.
7. ALL ACCESSIBLE FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS.
8. VERTICAL DROPS GREATER THAN 24" WILL BE REQUIRE HAND RAIL INSTALLATION, BASINS DEEPER THAN 3" WILL REQUIRE GUARD RAIL FOR ACCESS PROTECTION.
9. THE POOL SHALL REQUIRE A TANK TO HOLD POOL BACKWASH. THIS SHALL HAVE ITS OWN DEDICATED SERVICE, AND SHALL MAINTAINED TO NOT HAVE AN OUTPUT OF MORE THAN 10 GAL/MIN.

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER.

THENCE NORTH 00 DEGREES 25 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 760.21 FEET;

THENCE NORTH 89 DEGREES 21 MINUTES 49 SECONDS EAST PARALLEL WITH AND 200.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 100.00 FEET OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 299.98 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 200.00 FEET TO SAID SOUTH LINE;

THENCE NORTH 89 DEGREES 21 MINUTES 49 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 371.33 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTH HALF;

THENCE SOUTH 00 DEGREES 26 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 560.37 FEET, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 22 MINUTES 36 SECONDS WEST ALONG LAST SAID SOUTH LINE, A DISTANCE OF 671.17 FEET, TO THE POINT OF BEGINNING;

LEGEND

	PROPERTY / BOUNDARY LINE
	EXISTING CONTOUR ELEVATION
	EXISTING LIGHT POLE
	INDICATES EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC BOX
	EXISTING WATER METER
	EXISTING BACKFLOW PREVENTER VALVE
	EXISTING BURIED TELEPHONE CONDUIT
	EXISTING BURIED ELECTRIC CONDUIT
	EXISTING WATER LINE, VALVE & SIZE
	EXISTING FIRE HYDRANT
	EXISTING SEWER LINE & SIZE
	PROPOSED WATER
	PROPOSED SEWER
	PROPOSED FORCE MAIN
	PROPOSED MANHOLE
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED MONUMENT
	SUBDIVISION CORNER
	25' X 25' SITE TRIANGLE
	TAPPING SLEEVE & VALVE
	PUBLIC UTILITY/SIDEWALK EASEMENT
	VEHICULAR NON-ACCESS EASEMENT
	BACK OF CURB
	LANDSCAPE
	TYPICAL
	CURB & GUTTER
	SIDEWALK
	RIGHT-OF-WAY

APN 129-23-198
HERITAGE
EAST HOME
OWNERS ASSN

APN 129-24-001F
VALLEY FIELD
RIDING AND
POLO CLUB

APN 129-23-157A
HERITAGE
EAST HOME
OWNERS ASSN

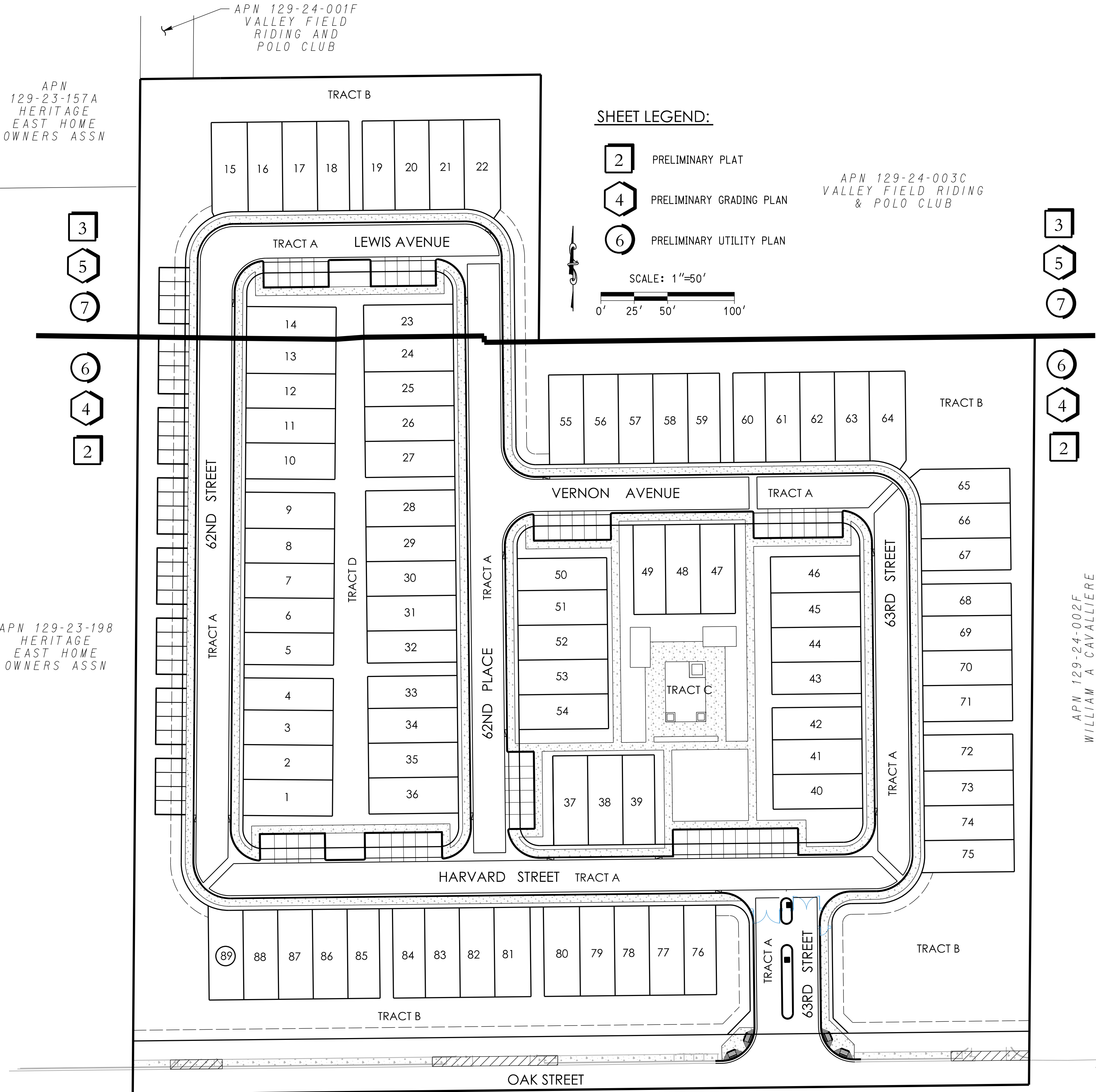
APN 129-24-003C
VALLEY FIELD RIDING
& POLO CLUB

SHEET LEGEND:

- 2 PRELIMINARY PLAT
- 4 PRELIMINARY GRADING PLAN
- 6 PRELIMINARY UTILITY PLAN

SCALE: 1"=50'

0' 25' 50' 100'



DEVELOPER:

K HOVNANIAN GREAT WESTERN HOMES, LLC
20830 N. TATUM BLVD., SUITE 250
PHOENIX, AZ 85050
CONTACT: CHUCK CHISHOLM
PHONE: (480) 824-4175
EMAIL: CCHISHOLM@KHOV.COM

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, AZ 85251
CONTACT: JIM LOFTIS
PHONE: (602) 334-4387
EMAIL: JIM@3ENGINEERING.COM

PLANNER:

RVI
120 S. ASH AVENUE, SUITE 201
TEMPE, ARIZONA 85281
CONTACT: ALEX STEDMAN
PHONE: (480) 586-2350
EMAIL: ASTEDMAN@RVIPLANNING.COM

OWNER:

BLOOD SYSTEMS, INC./BLOOD SER &
PLASMA SERV
6300 E. OAK STREET
SCOTTSDALE, AZ 85257

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS AN ATTACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A DENSITY OF 8.89 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 24' X 67', AND WILL BE BUILT AS 3, 4, 5-PLEXES. THE PROJECT PROPOSES A TOTAL OF 89 LOTS WITH PRIVATE STREETS, AND PUBLIC WATER, AND SEWER.

BENCHMARK:

BRASS CAP IN HANDHOLE
AT THE EAST 1/4 COR. SEC. 33

GDACS 24609-2
EL.=1284.45 NAVD '88

BASIS OF BEARING:

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 4 EAST BEARS SOUTH 00°26'55" WEST PER BOOK 912, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE DATA:

APN: 129-24-001E, 129-24-002C, 129-24-002D & 129-24-003B
SITE AREA: 10.009 ACRES (GROSS)
9.39 ACRES (NET)
MIN. LOT SIZE: 1,742 S.F.
RESIDENT PARKING: 178 (89X2-CAR GARAGES)
GUEST PARKING: 50
COVERED PARKING: 32
EXISTING ZONING: S-R
PROPOSED ZONING: R-3
NO. OF LOTS: 89 LOTS
GENERAL PLAN: SUBURBAN NEIGHBORHOOD

FLOODPLAIN INFORMATION:

COMMUNITY NUMBER: 045012
PANEL NUMBER: 2230
PANEL DATE: 10/16/2013
SUFFIX: L
FIRM DATE: 10/16/2013
FIRM ZONE: X
BASE FLOOD ELEV.: N/A

SETBACKS:

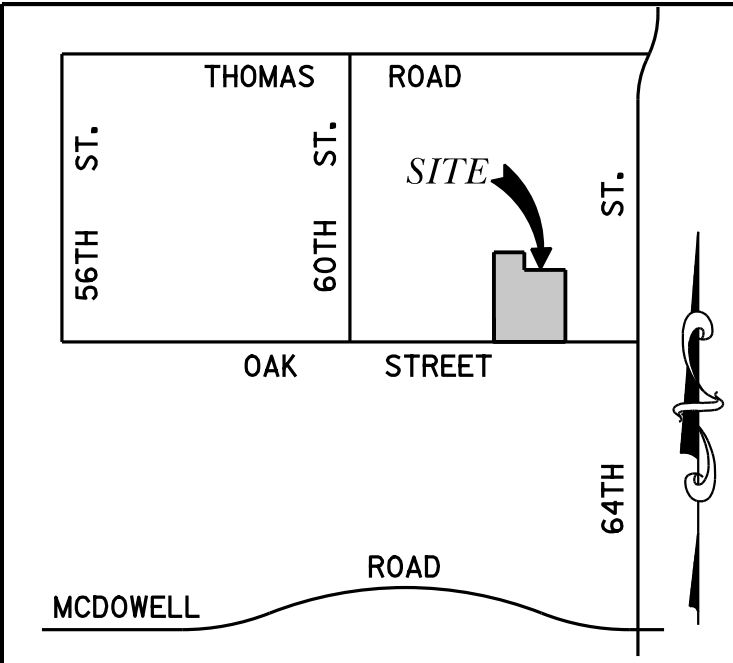
FRONT: 0-FT
REAR: 0-FT
SIDE: 0-FT
SIDE STREET: 0-FT
BETWEEN BUILDINGS: 10-FT

R-3 DEVELOPMENT STANDARDS:

MIN. BLDG. SETBACK: 0-FT (ADJACENT TO C-2)
MIN. YARD SETBACK: 10-FT (ADJACENT TO C-2)
MIN. DISTANCE BETWEEN BLDGS.: 10-FT (ADJACENT TO C-2)
MIN. BLDG. SETBACK: 15-FT (ADJACENT TO R-1/R-4)
MIN. GARAGE DOOR SETBACK: FACE OF GRAGE SHALL BE SETBACK FROM CURB, SIDEWALK OR TRAVEL LANE EITHER 3-FT-6-INCH

UTILITIES:

TELEPHONE - CENTURY LINK/ COX COMMUNICATIONS
ELECTRIC - SRP
GAS - SOUTHWEST GAS COMPANY
CABLE TV - COX COMMUNICATIONS
SEWER - CITY OF SCOTTSDALE
WATER - CITY OF SCOTTSDALE
POLICE/FIRE - CITY OF SCOTTSDALE
REFUSE - CITY OF SCOTTSDALE
SANITATION - CITY OF SCOTTSDALE



VICINITY MAP
N.T.S.

SHEET NO.	DESCRIPTION
PSP01	COVER SHEET, KEYMAP, NOTES
PSP02-03	PRELIMINARY PLAT
PSP04-05	PRELIMINARY GRADING PLAN
PSP06-07	PRELIMINARY UTILITY PLAN

64TH STREET & OAK STREET
SCOTTSDALE, ARIZONA 85252

COVER SHEET



EXPIRES: 12/31/2021

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civil engineering
surveying

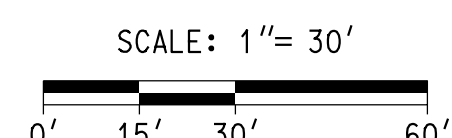
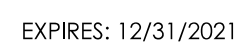
REGISTERED: M. MANCINI
CAD TECH: PHILE Y
COPYRIGHT 2020 3 ENGINEERING, LLC

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 495-3230
WWW.3ENGINEERING.COM

DATE: 4/10/20

PROJECT NO.
5153

SHEET NO.
PSP01
1 of 7



Registered Professional Engineer (P.E.)
 CERTIFICATE NO.
 45652
 MATTHEW J.
 MANCINI
 4/10/20
 Date Signed
 ARIZONA, U.S.A.

planning civil engineering surveying	FORRESTER & ASSOCIATES FOOT TECH - PHILADELPHIA CONCRETECRAFT 2000 - 3 ENGINEERING, LLC
---	--

SHEET NO.
PSP03
3 of 7

The diagram illustrates a cross-section of a gated entry. Key dimensions and components include:

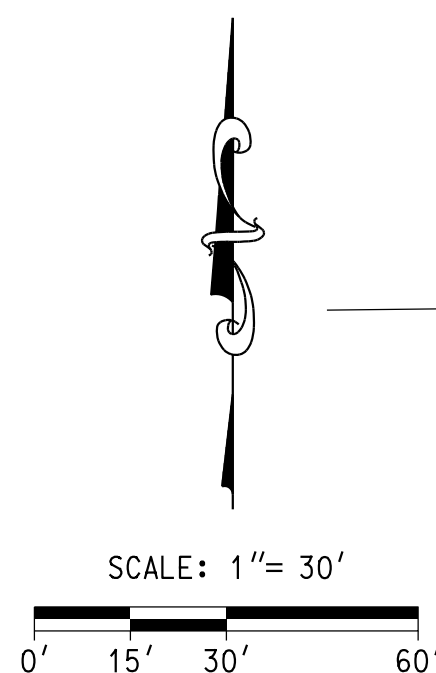
- Overall Width:** 62.00' TRACT
- Left Side:**
 - 8' PUE WHERE APPLICABLE (from left boundary to first vertical line)
 - 3' (from first vertical line to second vertical line)
 - 2' C&G (from second vertical line to third vertical line)
 - 20' (from third vertical line to fourth vertical line)
 - 9' (from fourth vertical line to fifth vertical line)
- Center:**
 - MEDIAN (between fourth and fifth vertical lines)
 - 20' (from fifth vertical line to sixth vertical line)
 - 6' W (from sixth vertical line to seventh vertical line)
- Right Side:**
 - 6' S/W (from sixth vertical line to seventh vertical line)
 - 2' C&G (from seventh vertical line to eighth vertical line)
 - 8' PUE WHERE APPLICABLE (from eighth vertical line to right boundary)

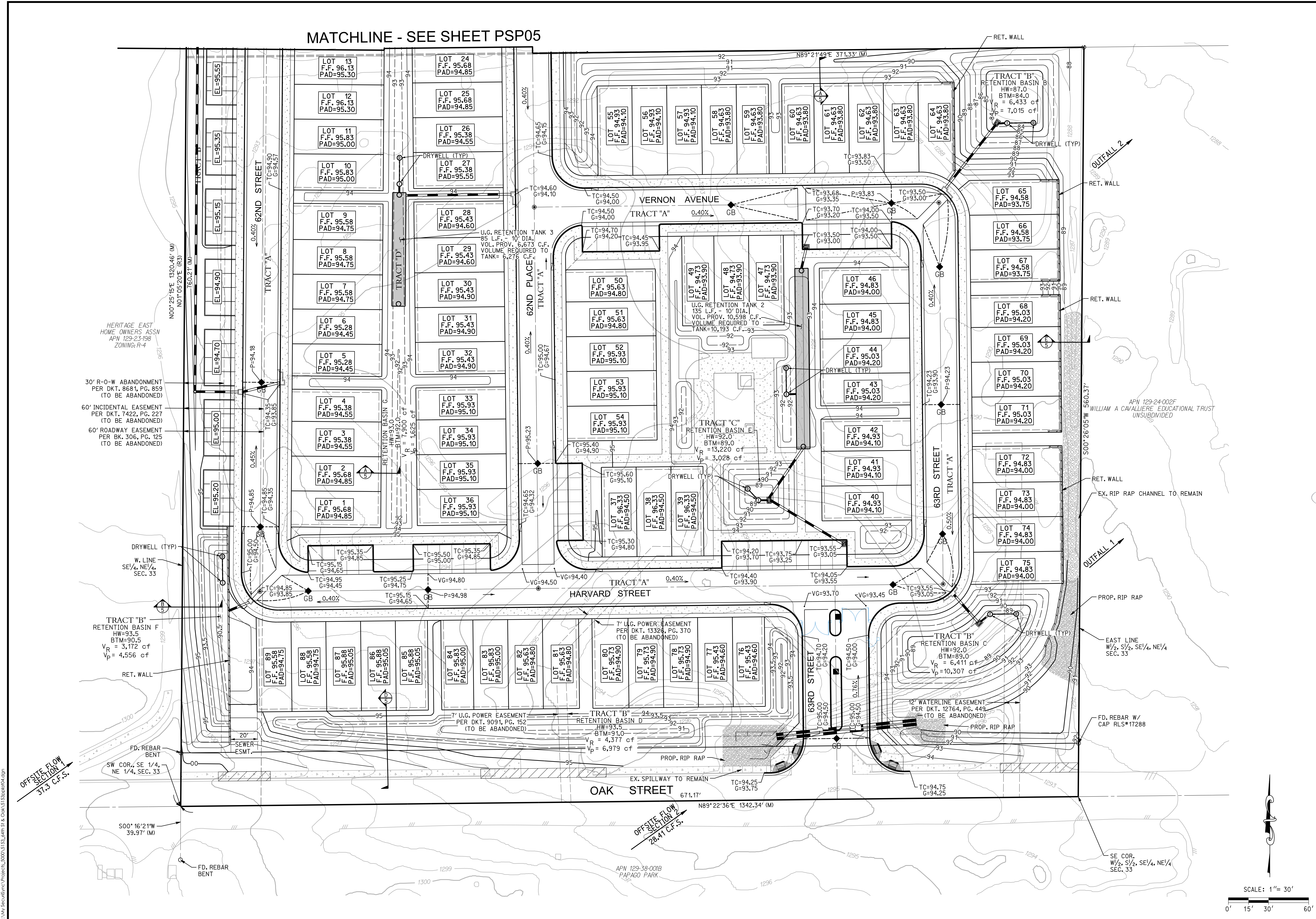
GATED ENTRY
PRIVATE STREET (TRACT)
N.T.S.

The site plan illustrates the proposed layout of Lewis Avenue, which is 8 feet wide. The plan includes several tracts and easements:

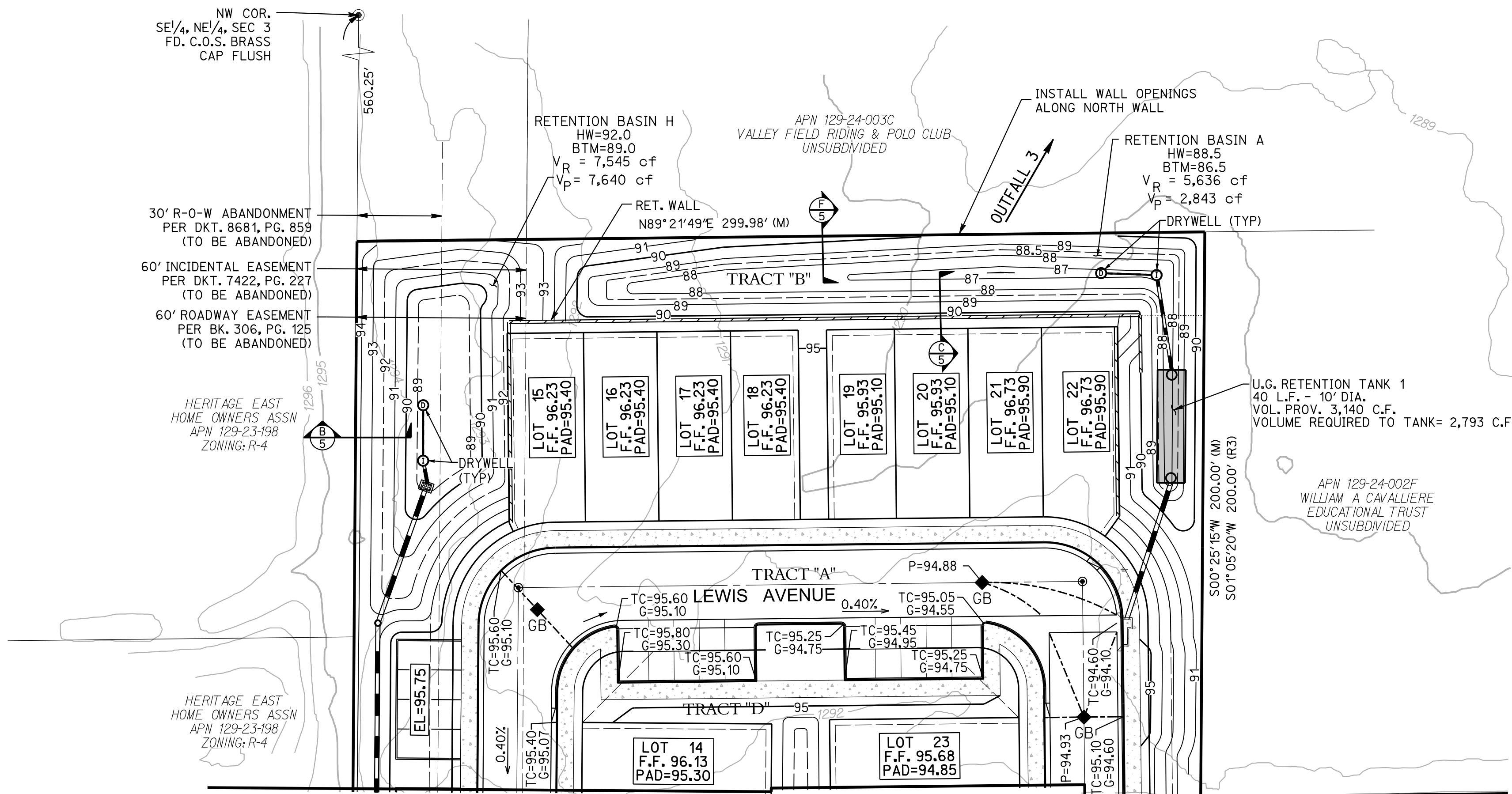
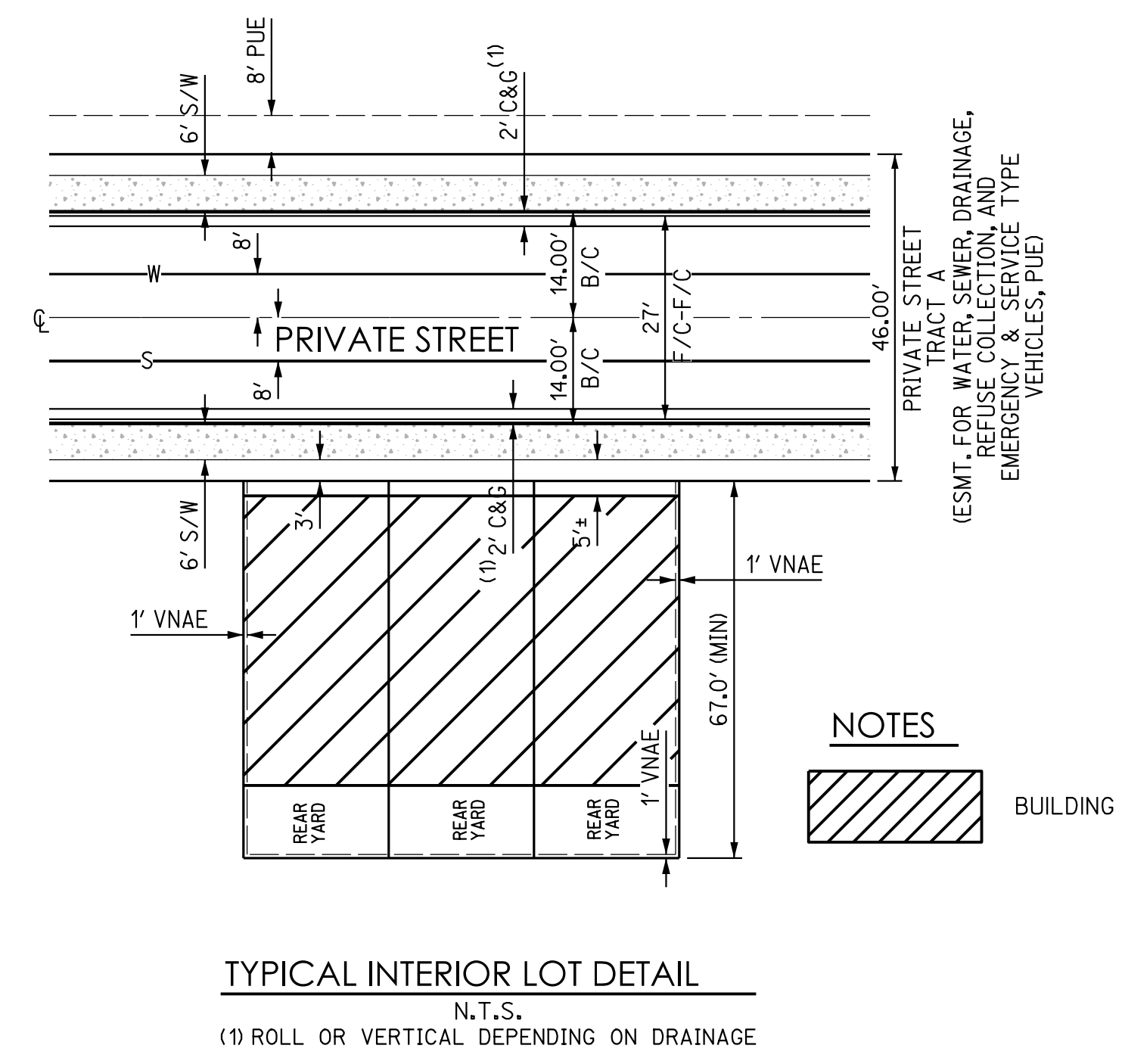
- TRACT "B"**: Located at the top of the plan, it contains eight rectangular lots numbered 15 through 22. Each lot is 67 feet wide and 26 feet deep. The total width of Tract B is 211 feet 49 inches (299.98 feet).
- TRACT "A"**: Located in the center, it is a rectangular tract measuring 211 feet 42 inches by 28 feet. It contains two smaller tracts, 14 and 23, which are 67 feet wide and 24 feet deep. The distance between the centerlines of the two 28-foot wide sections is 21 feet 42 inches.
- TRACT "D"**: Located at the bottom, it is a rectangular tract measuring 211 feet 42 inches by 28 feet. It contains two smaller tracts, 14 and 23, which are 67 feet wide and 24 feet deep. The distance between the centerlines of the two 28-foot wide sections is 21 feet 42 inches.
- TRACT "C"**: Located on the right side, it is a rectangular tract measuring 211 feet 42 inches by 28 feet. It contains two smaller tracts, 14 and 23, which are 67 feet wide and 24 feet deep. The distance between the centerlines of the two 28-foot wide sections is 21 feet 42 inches.
- Easements and Abandonments**:
 - 30' R-O-W ABANDONMENT**: A 30-foot right-of-way abandonment is shown on the left side of the plan.
 - 60' INCIDENTAL EASEMENT**: A 60-foot incidental easement is shown on the left side of the plan.
 - 60' ROADWAY EASEMENT**: A 60-foot roadway easement is shown on the left side of the plan.
 - HERITAGE EAST HOME OWNERS ASSN**: A 60-foot easement is shown on the left side of the plan.
 - HERITAGE EAST HOME OWNERS ASSN**: A 60-foot easement is shown on the left side of the plan.
- Other Features**:
 - PARKING (TYP)**: A parking area is shown on the left side of the plan.
 - PROPOSED MANHOLE (TYP)**: A proposed manhole is shown on the right side of the plan.
 - APN 129-24-003C**: The Assessor's Parcel Number for the main tract is 129-24-003C.
 - APN 129-24-002F**: The Assessor's Parcel Number for the tract on the right is 129-24-002F.
 - APN 129-23-198**: The Assessor's Parcel Number for the tracts at the bottom is 129-23-198.
 - APN 129-23-198**: The Assessor's Parcel Number for the tracts at the bottom is 129-23-198.

The plan also shows various dimensions and bearings, such as N89°21'49"E 299.98' (M) and S00°25'15"W 200.00' (M).

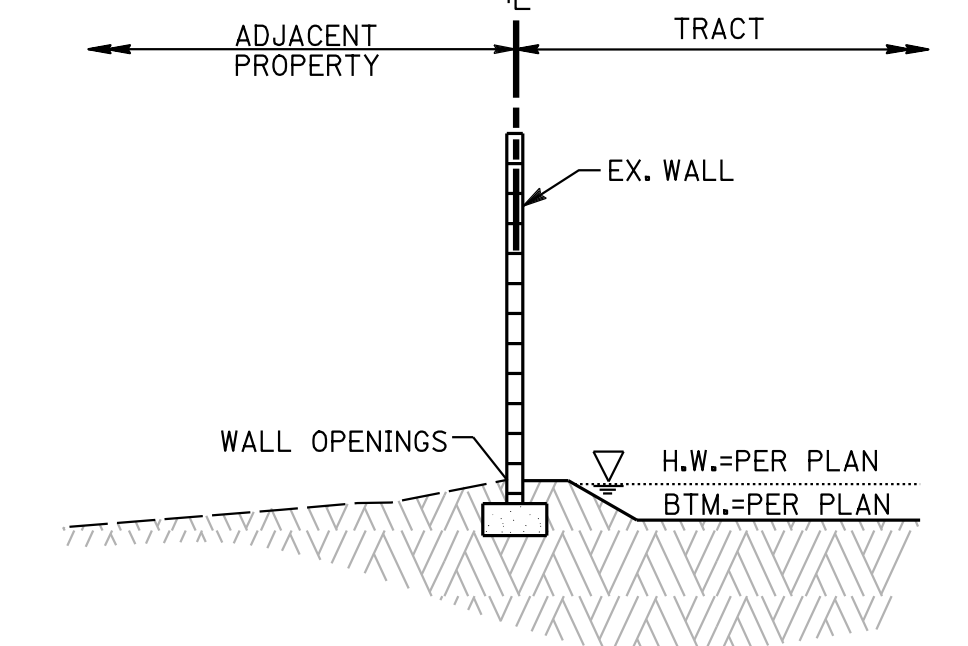
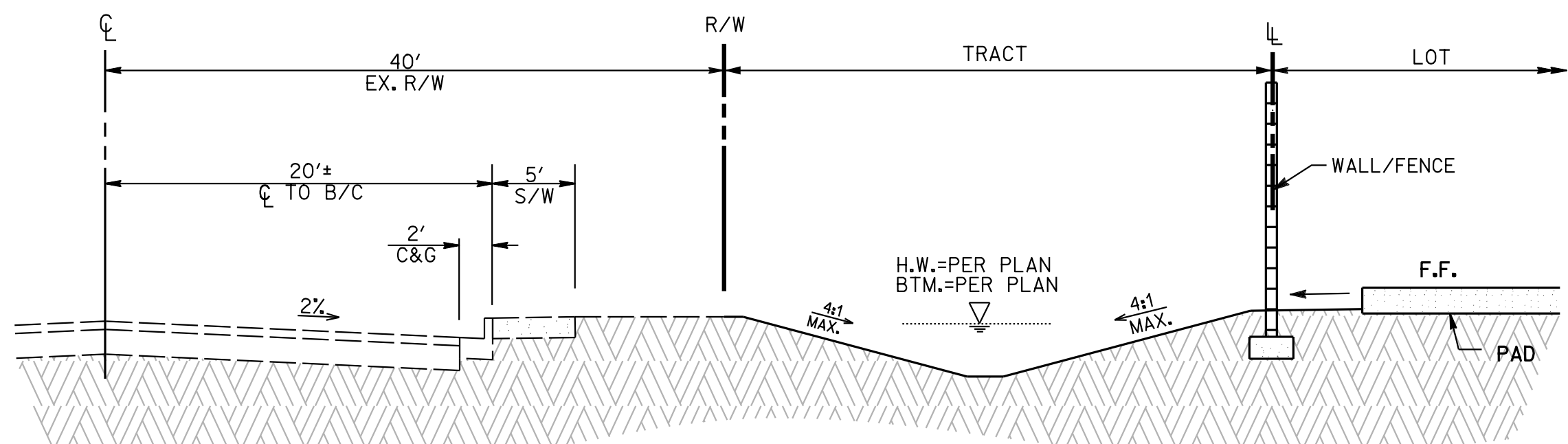
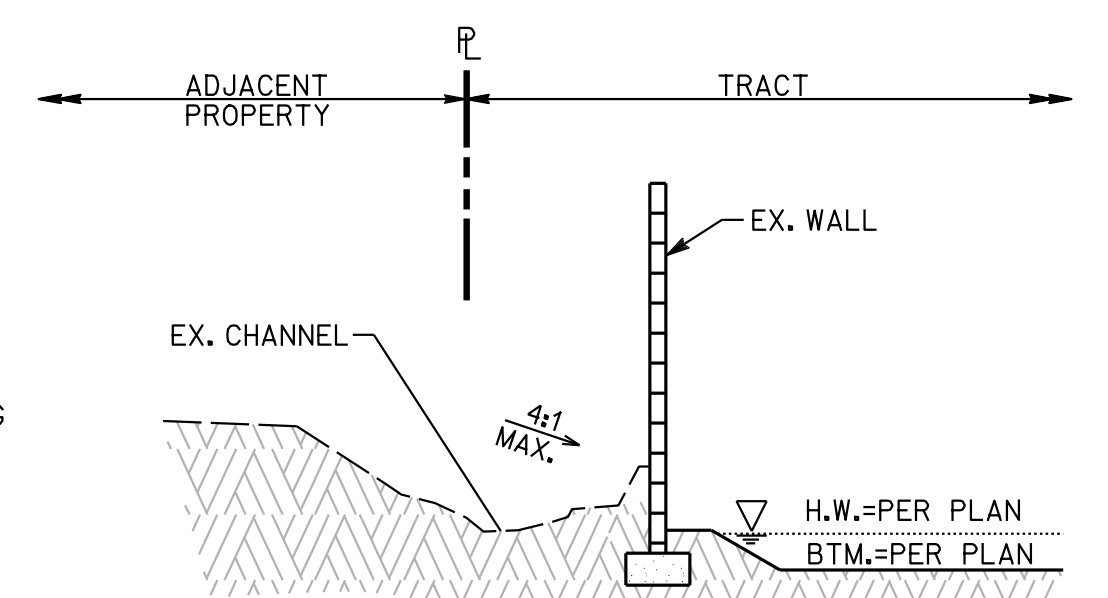
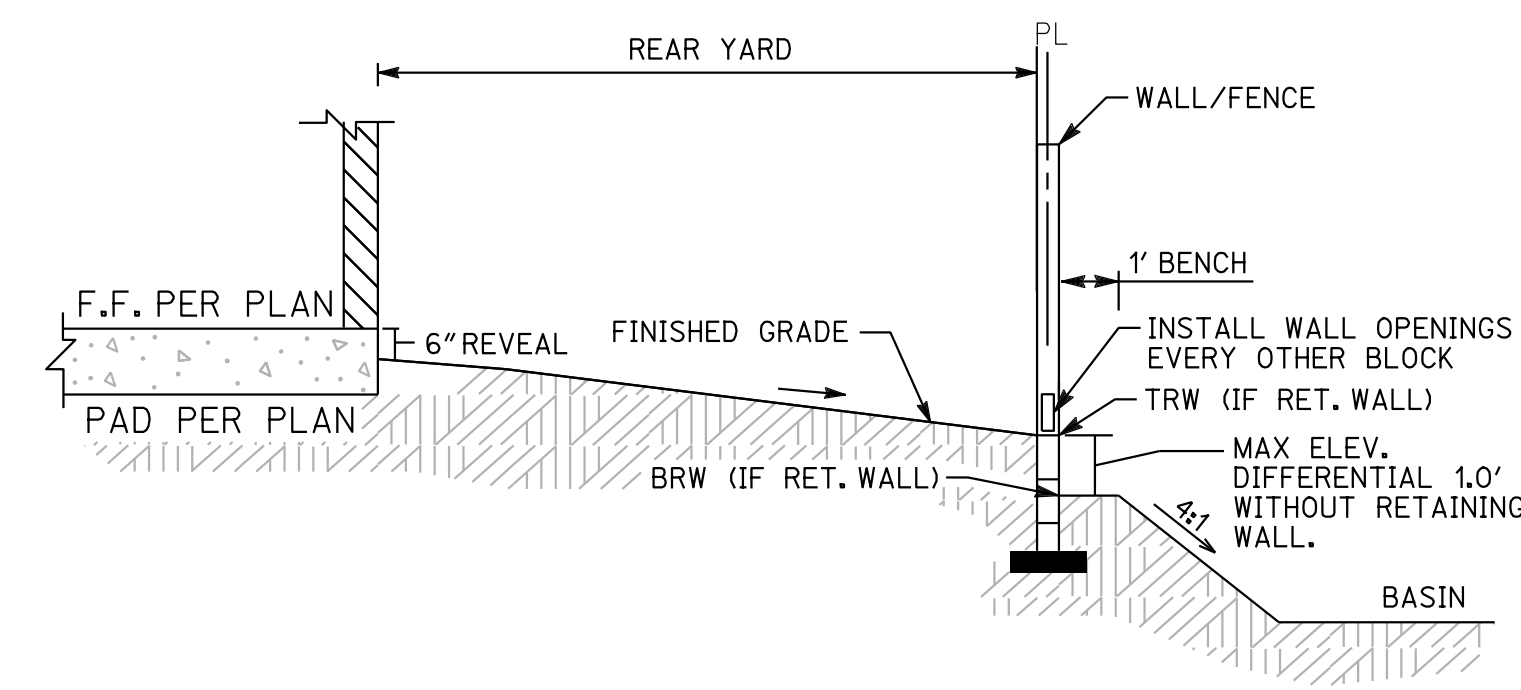
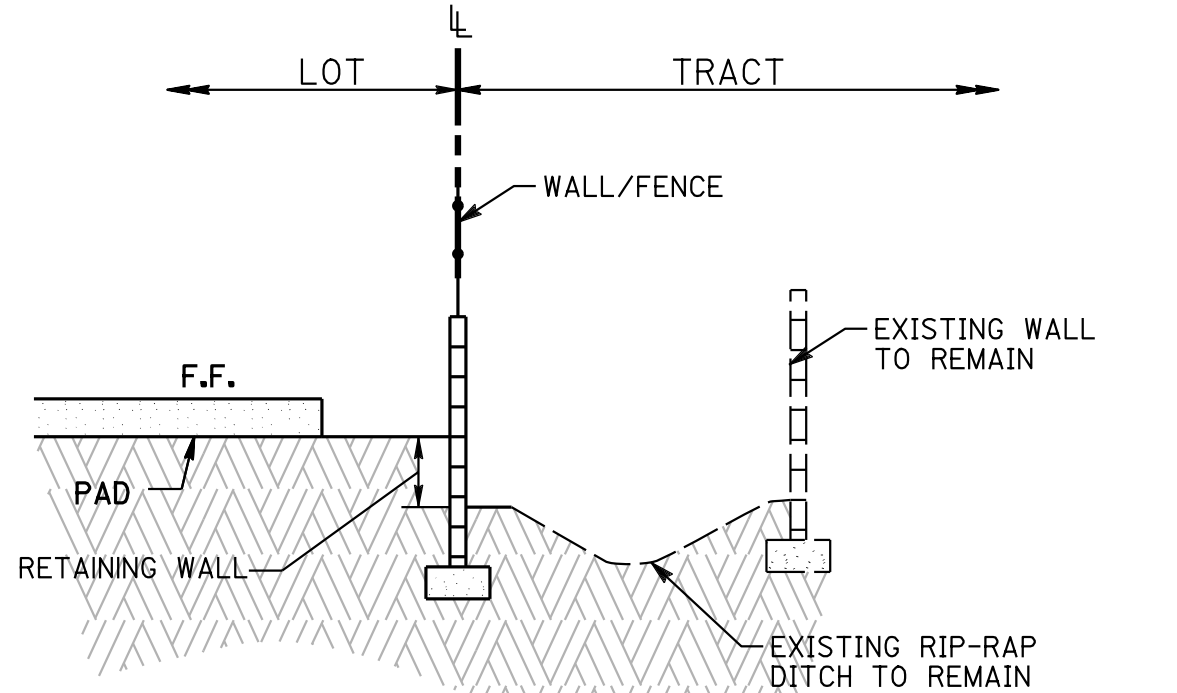
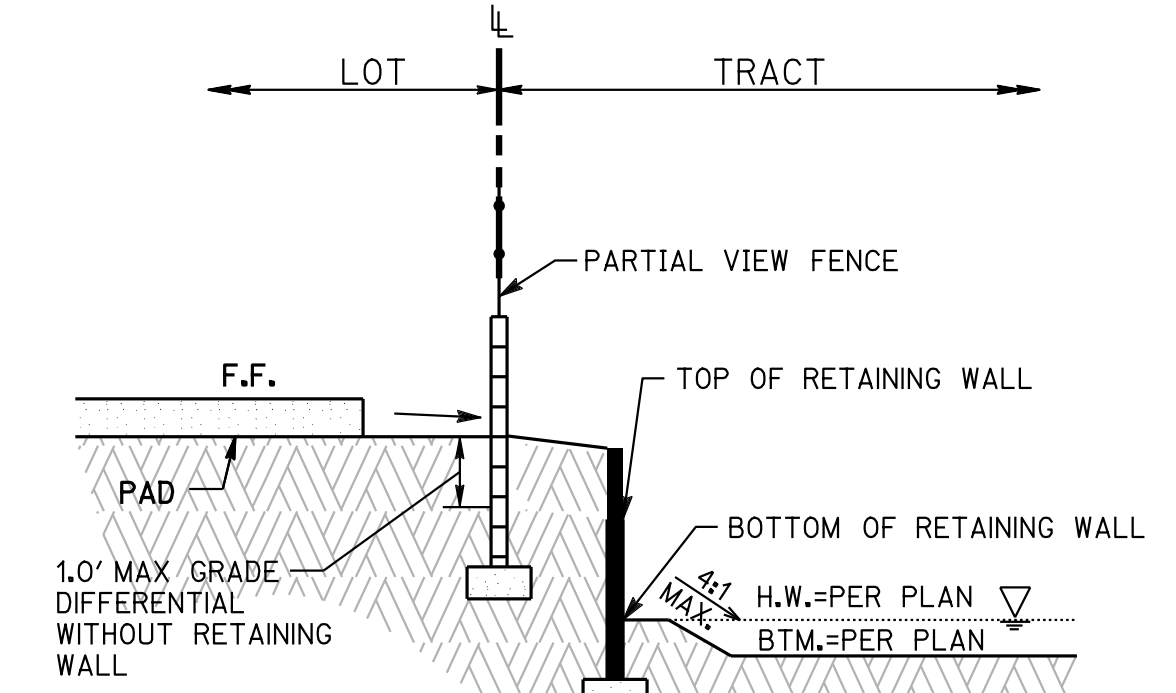
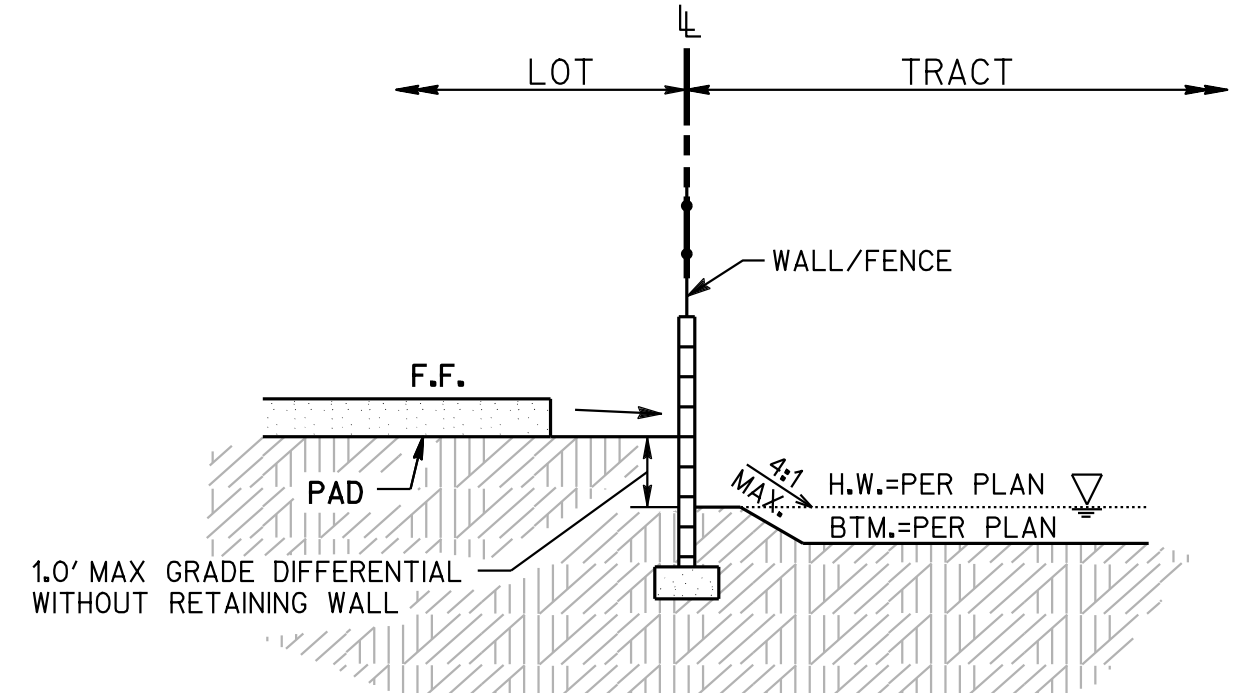
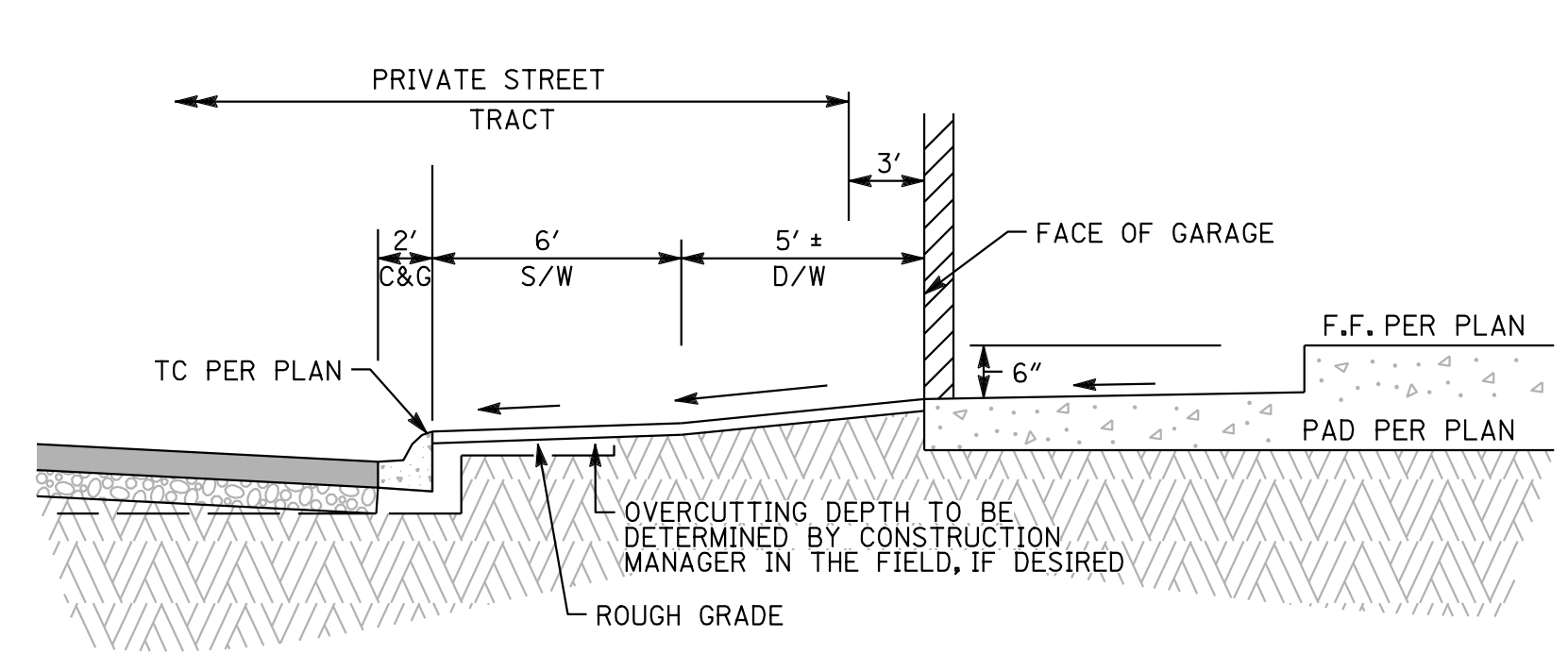




RETENTION CALCULATIONS
100 YR - 2HR STORM EVENT
REQUIRED
C = 0.79
P = 2.14
AREA = 389,459 SF
 $(0.79) \left(\frac{2.14}{12} \right) (389,459) = 54,695 \text{ CF}$
TOTAL REQUIRED = 54,695 CF
PROVIDED
43,992 CF (BASIN A-H) + 20,410 CF (TANK)
64,402 CF PROVIDED



MATCHLINE - SEE SHEET PSP04



Registered Professional Engineer (NCE)
 CERTIFICATE NO.
 45652
 MATTHEW J.
 MANCINI
 Date 4/10/20
 Signed _____
 ARIZONA, U.S.A.

300engineering

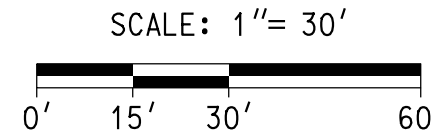
planning civil engineering surveying

KRUMHOLTZ, M. MANOCHA	PENNER, M. MANOCHA	FARFORTH, PHILIP A.	CORPORATE, 2000 S ENGINEERING LLC
-----------------------	--------------------	---------------------	-----------------------------------

DATE: 4/10/20

PROJECT NO.
5153

SHEET NO.
PSP06
6 of 7



C:\My Secure\Sync\Projects\5000\5153_4th St & Oak\5153pdp07.dgn

NW COR.
SE 1/4, NE 1/4, SEC 3
FD. C.O.S. BRASS
CAP FLUSH

30' R-O-W ABANDONMENT
PER DKT. 8681, PG. 859
(TO BE ABANDONED)

60' INCIDENTAL EASEMENT
PER DKT. 7422, PG. 227
(TO BE ABANDONED)

60' ROADWAY EASEMENT
PER BK. 306, PG. 125
(TO BE ABANDONED)

HERITAGE EAST
HOME OWNERS ASSN
APN 129-23-198
ZONING: R-4

HERITAGE EAST
HOME OWNERS ASSN
APN 129-23-198
ZONING: R-4

APN 129-24-003C
VALLEY FIELD RIDING & POLO CLUB
UNSUBDIVIDED

N89°21'49"E 299.98' (M)

TRACT "B"

15

16

17

18

19

20

21

22

PROPOSED
MANHOLE (TYP)

TRACT "A"
LEWIS AVENUE

RIM=95.30
INV=89.60

TRACT "D"

14

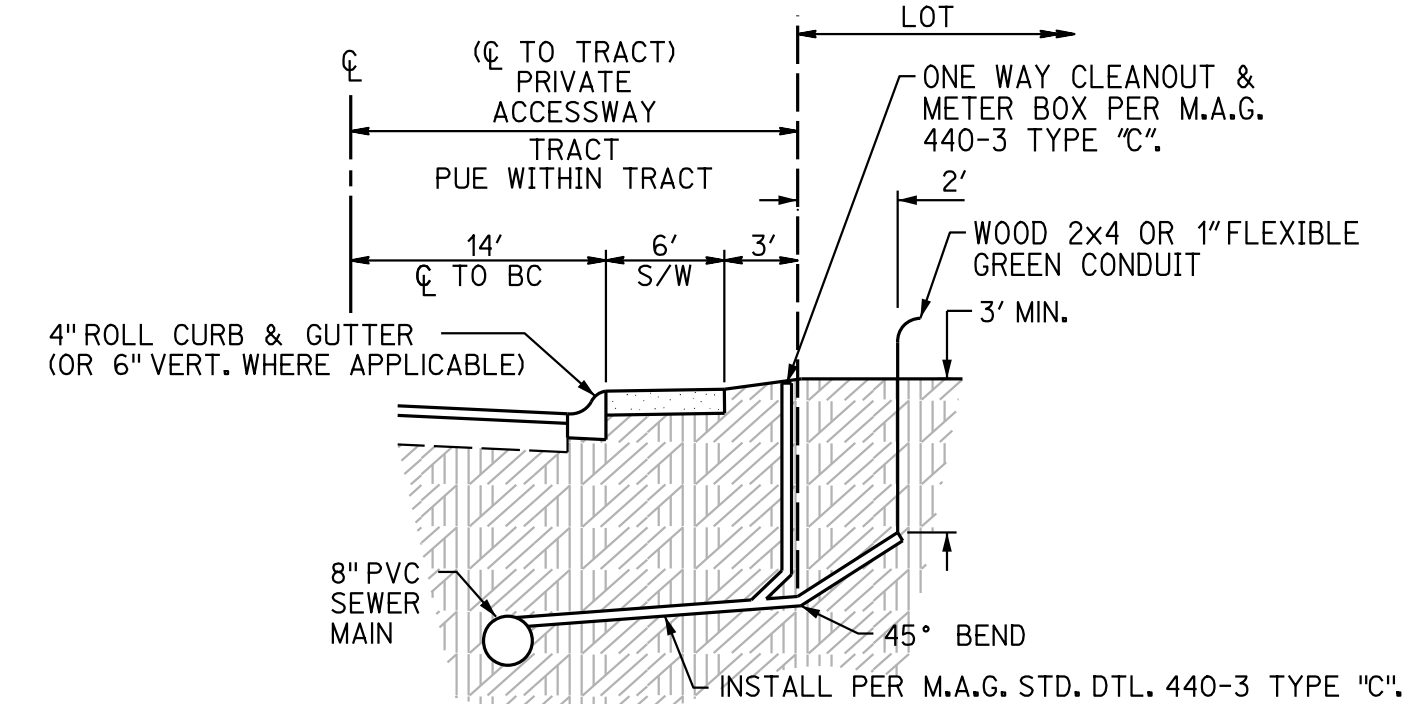
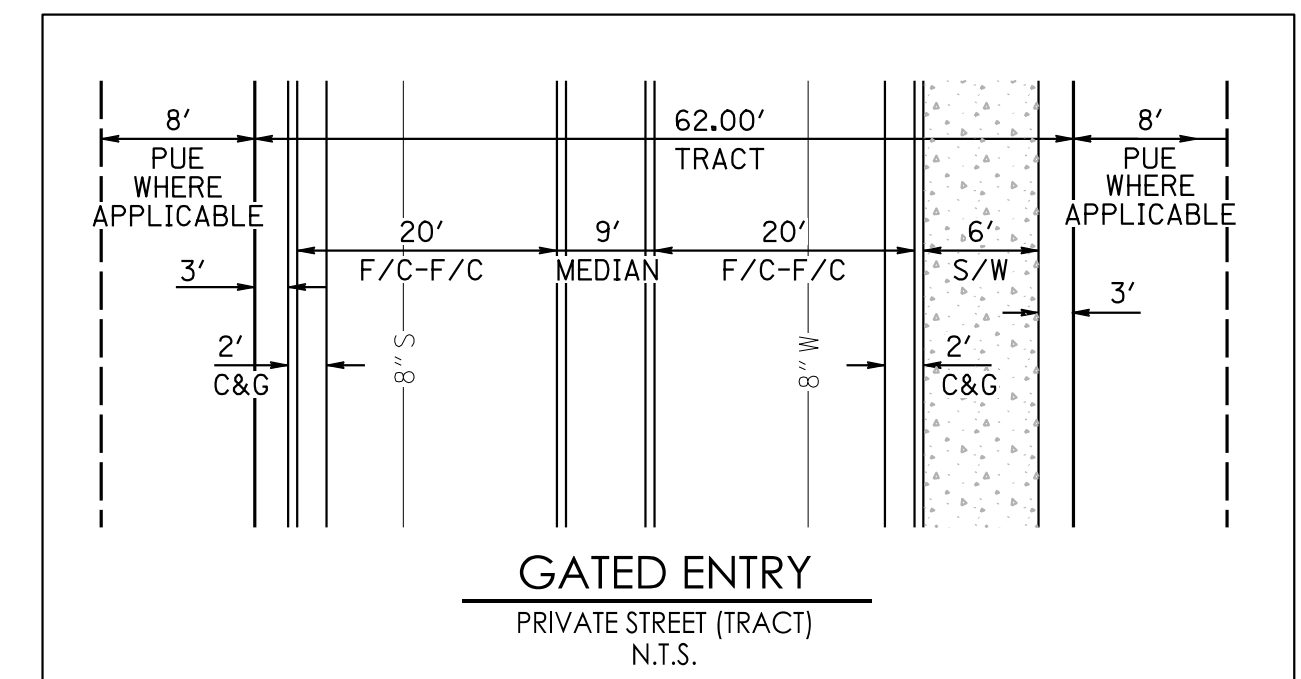
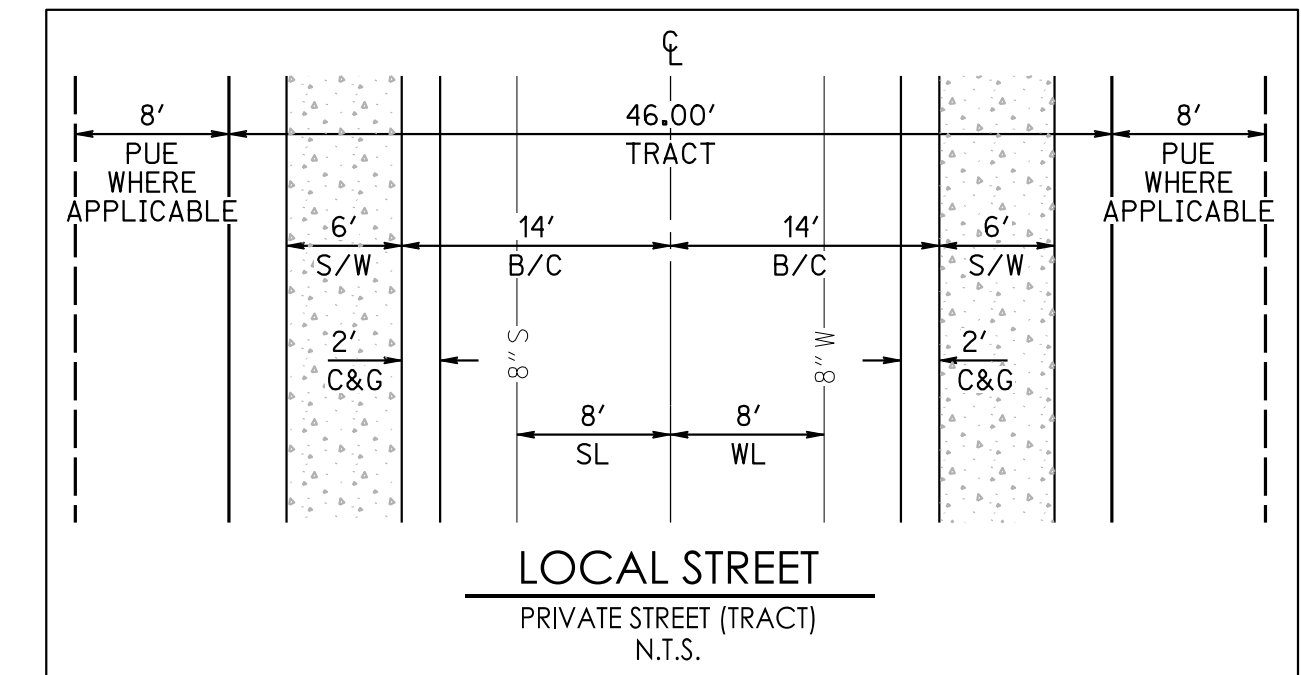
23

8" SEWER
S=0.43%

S00°25'15"W 200.00' (M)
S01°05'20"W 200.00' (R3)

APN 129-24-002F
WILLIAM A CAVALIERE
EDUCATIONAL TRUST
UNSUBDIVIDED

SCALE: 1" = 30'



4" BUILDING CONNECTION DETAIL
N.T.S.

Contact Arizona 811 at least two full
working days before you begin excavation
Call 811 or click Arizona811.com

64TH STREET & OAK STREET
SCOTTSDALE, ARIZONA 85252
PRELIMINARY UTILITY PLAN

Professional Engineer
45652
MATTHEW J.
MANCINI
4/10/20
Date Signed
ARIZONA, U.S.A.

EXPIRES: 12/31/2021

300engineering
planning
civil engineering
surveying
DESIGNED: M. MANCINI
CHECKED: M. MANCINI
CADD TECH: PHILIP Y.
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PHONE: (602) 334-4387
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WWW.3ENGINEERING.COM

DATE: 4/10/20

PROJECT NO.
5153

SHEET NO.
PSP07
7 of 7

7-ZN-2020
4/30/2020